BLOCK H LOT N 681/4 FT OF 1
IN OR 2113/1977
ATLANTIC HIGHLANDS SUB

WEINZIRL OPAL M L/E/
121 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000H-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

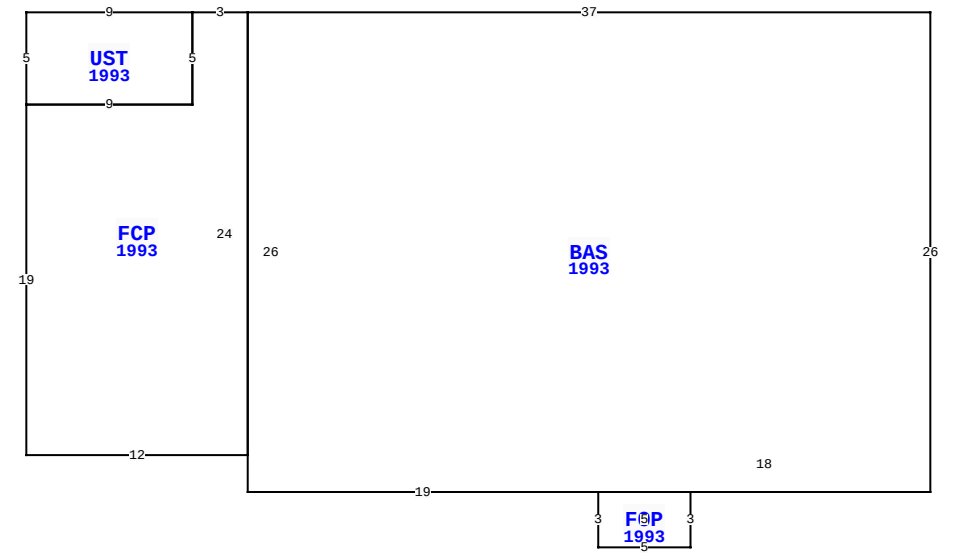
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	1993	962	86,335
FCP	243	25	1993	61	5,475
FOP	15	30	1993	4	359
UST	45	45	1993	20	1,795
TOTALS	1,265			1,047	93,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,047	109.7820	109.78	114,940	1955	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1997 Heated Area: 962 HX Base Yr 1997



121 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,963
TOTAL MARKET OB/XF VALUE		2,385
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		351,348
SOH/AGL Deduction		292,290
ASSESSED VALUE		59,058
TOTAL EXEMPTION VALUE	HX HB WX	39,058
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		351,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6846	REPAIR/RRF	1,200	12/20/1991
6832	REPAIR/RRF	4,868	12/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2113/1977	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						
0357/0181	4/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 FCP=[YR=1993] W3 UST=[YR=1993] W9 S5 E9 N5 $ S5 W9 S19 E12 N24 $ S26 E19 FOP=[YR=1993] S3 E5 N3 W5 $ E18 N26 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	1970	1970	3	20	585	
2	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1982	1982	3	20	1,440	
3	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1988	1988	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 2,385

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	68.00	137.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS